

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

M A R C H 1 7 , 2 0 0 5

The regular meeting of the City Planning Commission convened Thursday, March 17, 2005, at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Matthew Jenkins,
Mitch Rouse, Nick Sramek,
Charles Winn

ABSENT: EXCUSED: Charles Greenberg, Leslie Gentile

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Jayme Mekis, Planner
Monica Mendoza, Planner/Translator

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Jenkins led the pledge of allegiance.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Item 1A was removed to the Regular Agenda, and Items 1B, 1C, 1D and 1E of the consent calendar were approved as presented by staff on a motion by Commissioner Sramek, seconded by Commissioner Jenkins and passed 5-0. Commissioners Greenberg and Gentile were absent.

1A. Case No. 0501-17, Tentative Subdivision Map, CE 05-12

Applicant: Eric Bruns & Company as authorized agent
for property owner
Subject Site: 2031 & 2033 Cameron St. (Council District 7)
Description: Vesting Tentative Tract Map No. 62008, to
convert an existing two-unit property into condominiums.

Removed to the Regular Agenda.

1B. Case No. 0502-16, Tentative Subdivision Map, CE 05-14

Applicant: Richard Williamson, as authorized agent
for owner
Subject Site: 1771 Redondo Avenue (Council District 4)
Description: Vesting Tentative Tract Map No. 62307, to
convert an existing eight-unit apartment building into
condominiums.

Approved Tentative Tract Map. No. 62307, subject to conditions.

1C. Case No. 0502-35, Zoning Amendment, ND 27-04

Applicant: Jim Najah (property owner of 125 Linden
Avenue and the Broadlind Hotel at 145
Linden Avenue)
Subject Site: Broadway Corridor of the East Village
Arts District (Council District 2)
Description: Amendment to the Downtown Long Beach Planned
Development District (PD-30) to allow residential densities
ranging from 45 to 70 dwelling units per acre and building
height up four stories and 60 feet.

Continued to the April 7, 2005 meeting.

**1D. Case No. 0406-30, Conditional Use Permit, Site Plan
Review, Tentative Subdivision Map, ND 11-05**

Applicant: Jim Najah, property owner
Subject Site: 125 & 145 Linden Avenue (Council District 2)
Description: Request for a Conditional Use Permit to
waive density regulations for the Broadlind Hotel at 145
Linden Avenue and a request for Site Plan Review and
Tentative Subdivision Map to allow the new construction of
a four-story mixed-use development.

Continued to the April 7, 2005 meeting.

1E. Case No. GPC 3-17-05, Finding of Conformity

Applicant: Bryan Speegle, County of Orange,
Resources and Development Mgmt. Dept.
Subject Site: Los Alamitos Pump Stn. (Council District 3)

Description: Finding of conformity with the General Plan for the acquisition of access easements and real property for the reconstruction of the Los Alamitos Pump Station.

Continued to a date uncertain.

R E G U L A R A G E N D A

1A. Case No. 0501-17, Tentative Subdivision Map, CE 05-12

Applicant: Eric Bruns & Company as authorized agent
for property owner
Subject Site: 2031 & 2033 Cameron St. (Council District 7)
Description: Vesting Tentative Map No. 62008, to convert
an existing two-unit property into condominiums.

Jayme Mekis presented the staff report recommending approval of the request since the design and improvements of the proposed subdivision were consistent with regulations and because it would provide increased home ownership opportunities.

Shirley Cisneros, 2024 Cameron Street, expressed opposition to the request citing increased traffic and fire department access problems.

Eric Bruns, P. O. Box 100, Sunset Beach, 90742, owner representative, stated they were committed to providing home ownership opportunities to the current tenants.

Jessica Salcido, 2033 Cameron Street, back house tenant, said she was concerned about repairs that needed to be made.

The item was continued to later in the agenda to allow the other tenant to arrive and for a translator to be brought to the hearing.

C O N T I N U E D I T E M

2. Case No. 0412-17, Administrative Use Permit, CE 04-254

Applicant: Nasser Labbaf
Subject Site: 1075 E. Pacific Coast Highway
(Council District 6)
Description: Request to establish a coin-operated
laundromat at a new retail center in the Commercial,
Highway (CHW) Zone District.

Jayne Mekis presented the staff report recommending approval of the permit since the use would be compatible with the retail center while providing a beneficial mix of uses with future commercial uses; and since it could provide services to a broad segment of the City's population.

Nassar Labbaf 1075 E. Pacific Coast Highway, applicant, stated that the request to open a laundromat had come from his landlord.

Sunwoo Chung, 6529 Verde Ridge Road, Rancho Palos Verdes, 90275, nearby laundromat owner, expressed opposition to the use, citing the proliferation of similar operations nearby.

Commissioner Winn observed that the aspect of marketplace competition was not a concern to the Commission, and he moved to approve the Administrative Use Permit, subject to conditions. Commissioner Jenkins seconded the motion, which passed 5-0. Commissioners Greenberg and Gentile were absent.

1A. Case No. 0501-17, Tentative Subdivision Map, CE 05-12
Continued from earlier in the agenda

Applicant: Eric Bruns & Company as authorized agent
Subject Site: 2031 & 2033 Cameron St. (Council District 7)
Description: Vesting Tentative Map No. 62008, to convert an existing two-unit property into condominiums.

Mr. Carpenter stated that the landlord had to offer first rights to buy to the current tenants and that if they were not interested in buying the unit and were at a specific rent level, relocation assistance had to be provided. Mr. Carpenter added that conditions of approval required the property be inspected and all code violations repaired prior to occupancy.

Jesus Teron, 2023 Cameron Street, front unit tenant, through interpreter/planner Monica Mendoza, said there were maintenance problems in his unit.

Evelyn Rogers, 529 W. Broadway #12, expressed support for the project, saying it would increase the tax base.

Commissioner Jenkins noted that the City's policy was to encourage home ownership, and that the conditions of approval would address any existing maintenance issues.

Commissioner Jenkins then moved to approve Tentative Map No.

62008, subject to conditions. Commissioner Rouse agreed that the conversion would not increase density or put untoward pressure on emergency services and he seconded the motion, which passed 5-0. Commissioners Greenberg and Gentile were absent.

R E G U L A R A G E N D A

3. Case No. 0407-04, Administrative Use Permit, Local Coastal Development Permit, Standards Variance, CE 04-145

Appellant: Ali Homayouni c/o Bill Ridgeway Design
Subject Site: 5470 E. Second Street (Council District 3)
Description: Appeal of the Zoning Administrator's decision to deny an Administrative Use Permit, Local Coastal Development Permit and Standards Variance to expand the existing Sushi of Naples Restaurant by converting a mezzanine area to dining area and adding outdoor dining along the east side of the building without providing any additional on-site parking and instead providing joint-use, valet parking off-site at 5430 East Second Street (Union Bank of California) without a deed restriction.

Carolynne Bihn presented the staff report recommending denial of the appeal since the building was already legal non-conforming for parking and existing commercial use of the mezzanine area was creating additional, unaddressed demands on parking, while this request would only exacerbate the current parking problems.

Bill Ridgeway, 5633 Sorrento, appellant representative, said they would remove the outside dining request, and presented a last-minute petition signed by adjacent neighbors in support of the request. Mr. Ridgeway also stated that the bank and possibly a nearby school would provide sufficient parking via valet, and he suggested tying the availability of these extra spaces to the business license.

Michael Cho, 3991 MacArthur Blvd. #350, Newport Beach, 92660, representing restaurant owner Sato, said his client was willing to move the building entry to facilitate valet parking and make structural changes to ensure that expansion areas of the mezzanine could not be used.

Bob Goforth, 5727 Campo Walk, spoke in opposition to the request, saying the bank was giving no guarantees that the parking would always be available.

David Johnson, 136 Venetia Drive, also spoke against the request, saying the appellant had not successfully addressed the heavy weekend traffic in the area.

Rita, Rita's Flowers, 5500 E. Second Street, claimed that the restaurant's valet parking operation had negatively impacted her business because they used cones to block parking spaces.

Diane Coltrane, 5500 E. Second Street, nearby building owner, also spoke against the expansion, citing financial losses suffered by her tenants from lack of area parking.

Joanne Johnson, 136 Venetia Drive, spoke against the request, expressing concern that the bank parking was problematic.

Lonnie Reynolds, 15381 Shasta Lane, Huntington Beach, 92647, valet parking service owner, said they had discussed these issues with the neighbors, and that many of the complaints concerned other businesses, not the restaurant. Mr. Reynolds said they had more spaces available than they ever used, and said he always gave his card out and asked neighbors to call him if they had a problem.

Donna, 2932 Allred Street, Lakewood, 90712, area employee, spoke in favor of the request, saying the restaurant provided employment and services.

Barry Blodgett, 146 Siena Drive, spoke against the request, saying area businesses used the neighborhood for parking.

Kathleen Blodgett, 146 Siena Drive, also spoke against the request, saying she felt valet parking created safety issues.

Ali Homayouni, 5470 E. Second Street, restaurant property owner, said he had improved the area by upgrading the property many times, and that the bank parking was a reliable option.

Maryann Stiles, 4332 Lakewood Boulevard, urged the Commission to deny the appeal due to parking and environmental issues.

Harvo Sato, 5470 E. Second Street, Sushi of Naples owner, said he wanted to expand to the adjacent building.

Michael Cho said that his client would suspend the expanded operation if the bank parking was ever lost, and that the new use only would operate in the evening hours.

Commissioner Winn said that the City's earlier efforts to encourage area business by lowering parking requirements had backfired, and allowing uses such as this would only exacerbate the problems. Mr. Winn added that allowing this use would also be precedent-setting, and without a deed restriction from the bank, there would be no guarantee of the additional parking.

Commissioner Winn moved to deny the appeal and uphold the decision of the Zoning Administrator. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Greenberg and Gentile were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Greg Carpenter announced that the new Director of Planning and Building would be Suzanne Frick, currently the Community Development Director in Santa Monica.

Angela Reynolds gave an update on the General Plan, noting that the City Council held a Study Session to discuss Citywide options, and that their overriding concern had been adding development in areas underserved by public infrastructure such as schools, parkland, etc.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 3:38pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk